

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2005**

- 4. APPLICATION: Z05-015**
- Location:** **3267 MORSE ROAD (43231)**, being 2.53± acres located at the southwest corner of Morse Road and Dunbridge Street (010-104572).
- Existing Zoning:** AR-12, Apartment Residential, and C-4, Commercial Districts.
- Request:** L-C-4, Limited Commercial, and CPD, Commercial Planned Development Districts.
- Proposed Use:** Car wash and commercial development.
- Applicant(s):** Goo Goo Car Wash; c/o David Perry, Agent.; The David Perry Company; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Emma C. Denune and Dale Property Company; c/o David Perry, Agent.; The David Perry Company; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 2.53± acre site is developed with two single-family dwellings and a parking lot and is zoned in the AR-12, Apartment Residential, and C-4, Commercial Districts. The applicant is requesting the L-C-4, Limited Commercial, and CPD, Commercial Planned Development Districts to develop a carwash along Dunbridge Street and unspecified development to the west.
- To the north across Morse Road are multi-family dwellings zoned in the ARLD, Apartment Residential District. To the south are single-family dwellings and undeveloped land zoned in the AR-12, Apartment Residential District. To the east across Dunbridge Street are single-family dwellings zoned in the R-2, Residential and AR-12, Apartment Residential Districts. To the west is commercial development and undeveloped land zoned in the C-4, Commercial and AR-12, Apartment Residential Districts.
- The CPD and L-C-4, Limited Commercial District text provides use limitations, buffering and calls for shared access. At the suggestion of Staff, the applicant relocated the dumpster from the Morse Road frontage toward the back of the site, prohibited off-site parking on the car wash site and will plant three evergreens for screening in the southern buffer area in addition to other commitments.
- The site is within the planning area of *The Northland Plan Volume I (2001) - Area 13*, which recommends “offices and high-density residential uses are encouraged for the corridor. Fast-food restaurants, gas stations, warehousing, self-service storage, and similar uses are discouraged.” Staff feels that deviation from the Plan recommendation is justified because the proposed use would tend to generate much less traffic at peak times as opposed to the recommended office and residential uses. This is important given the difficulty in making left turns from Dunbridge Street onto Morse Road. Additionally, the proposed buffering, the enclosed nature of the carwash, the buried vacuum machinery and the fact that the

carwash will be closed on Sunday mitigate possible negative impacts.

- The *Columbus Thoroughfare Plan* identifies Morse Road as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

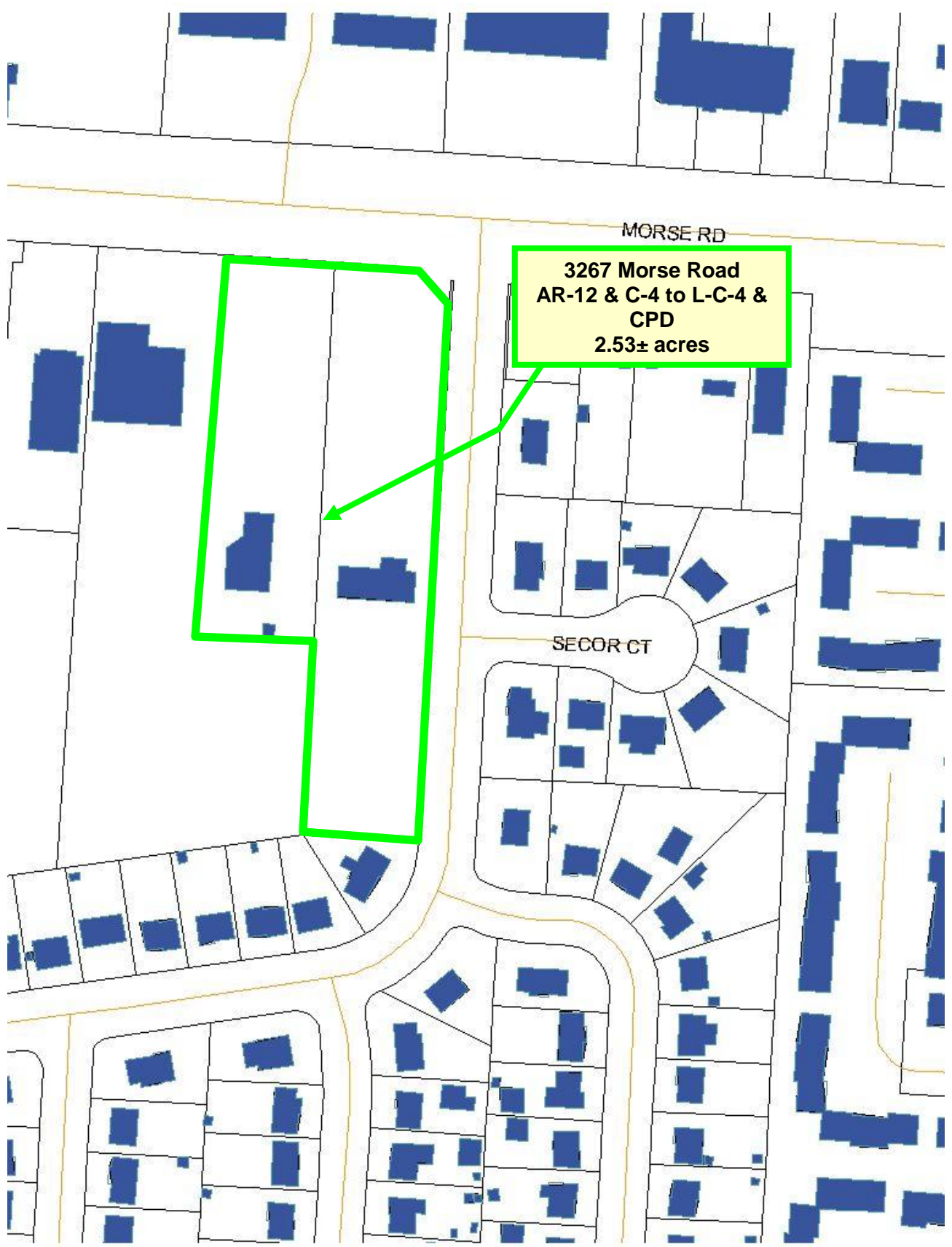
CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff can support the land use and deviation from The *Northland Plan Volume I* (2001), the requested CPD, Commercial Planned Development District and L-C-4, Limited Commercial District would permit controlled carwash development which is consistent with the zoning and land use patterns of the area that generate traffic at off-peak times as opposed to the recommended office and residential uses.



3267 Morse Road
AR-12 & C-4 to L-C-4 &
CPD
2.53± acres

Z05-015



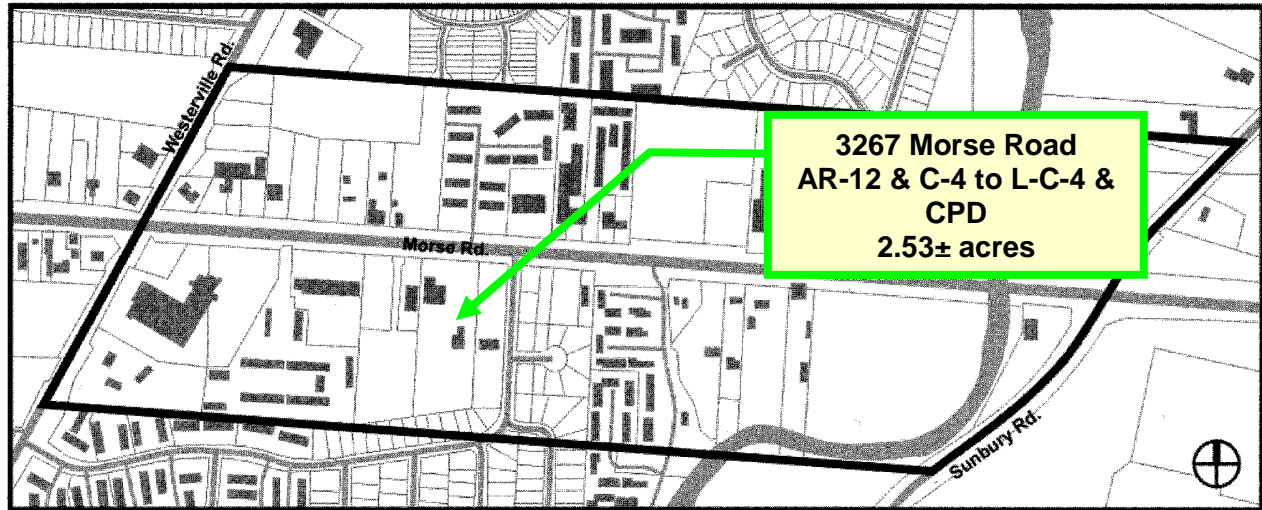
3267 Morse Road
AR-12 & C-4 to L-C-4 &
CPD
2.53± acres

MORSE RD

SECOR CT

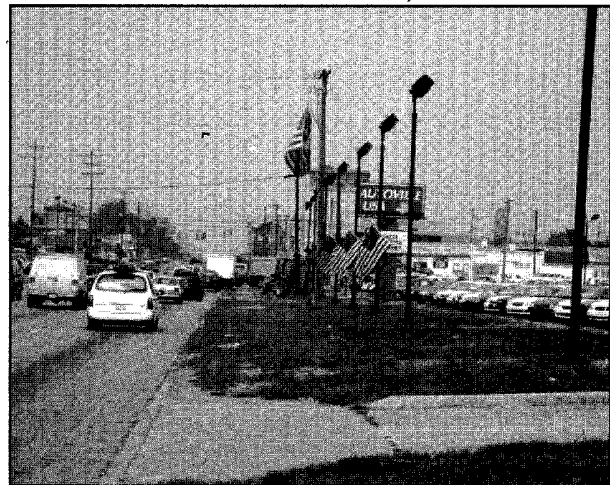
Area 13

Morse Road: Westerville Road to Sunbury Road



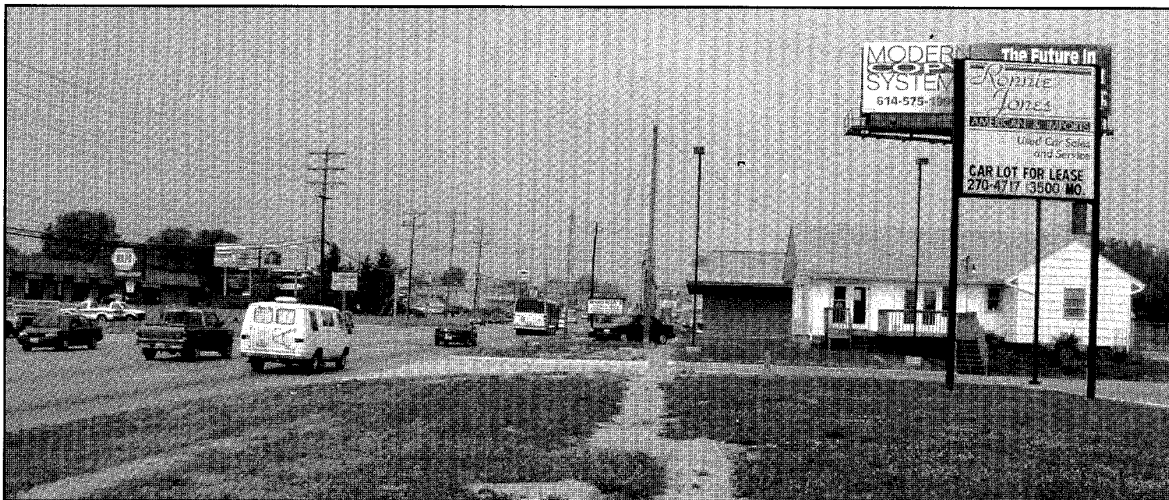
This area is split by township and city jurisdiction. It is characterized by a haphazard mixture of commercial uses including auto dealerships, gas stations, strip centers, auto repair, rental stores, miscellaneous retail and carry-out groceries. Portions of this area are without direct access to centralized sewer services. Curb-cuts, landscaping, graphics and other design factors are inconsistent and generally unattractive. Many residential structures have been converted to office and retail uses. Zoning includes commercial (C3, C4, LC4, CPD), apartment residential (ARL12 and ARLD), and parking (P1). Development of Easton to the east creates opportunities for high-quality redevelopment in this area. This portion of Morse Road is scheduled for widening within the next few years.

Morse Road serves as the “Main Street” for the Northland community. Development activity occurring here should be sensitive to the corridor’s high visibility. The city of Columbus’ Morse Road Market Analysis and Redevelopment Strategy and subsequent Morse Road Design Study, identifies steps the community and the city can take to ensure the long-term viability of this important corridor.



It is the recommendation of the Northland Plan that:

- annexations to Columbus be encouraged.
- recommendations of the Morse Road Market Analysis and Redevelopment Strategy and the Morse Road Design Study, as well as any future design recommendations, be implemented.
- the city should explore provisions for centralized sewer services in this area.
- when land is annexed, seek to upgrade development quality through limited zoning and appropriate development standards.
- offices and high-density residential uses are encouraged for the corridor. Fast-food restaurants, gas stations, warehousing, self-service storage, and similar uses are discouraged.
- creation of out-lots, which create visual clutter, traffic and circulation problems be discouraged.
- development proposals involve multiple parcels whenever possible and subdivision of lots for use in separate projects be discouraged.
- Morse Road be improved through widening, provision of curbs, gutters, and sidewalks; and elimination of curb cuts.
- a greater protective buffer be established for Alum Creek through the development process.
- land use conversions be accomplished through rezoning rather than the City Council variance process.
- pro-active code enforcement and sign controls be strongly encouraged.



Mr. Jeff Murray - Chairman FAX 614-818-4399

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Mr. Dave Perry	From: Jeff Murray
Fax: 614-228-1790	Pages: 1
Phone: 614-228-1727	Date: 3/30/05
Re: Z05-015 3267 Morse Rd,	CC: Chris Presutti 645-2463 Kate McSweeney 645-6164 Council Activities 645-2463

Mr. Perry,

Our committee voted to support your application with the following conditions:

1. No Bill Boards
2. Dumpsters to be emptied only between the hours of 7 AM and 9 PM.
3. There shall be a minimum of two (2) employees on-site at all times during business hours.
4. There shall be no exterior sales displays.
5. In the text; 2. Development Standards, D. Building Design, paragraph 3: Remove the words "and other materials"

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray
Chairman, Development Committee
Northland Community Council